

**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**  
**CITY COUNCIL MEETING OF: JANUARY 17, 2007**

**DEPARTMENT: PLANNING & DEVELOPMENT**

**DIRECTOR: M. MARGO WHEELER**

☐ Consent ☒ Discussion

**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-17729

SDR-17731 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: MARK JAGET - OWNERS: RICHARD WEISBANT FAMILY TRUST AND 3RD GASS PARTNERS, LLC - Request for a Site Development Plan Review FOR A FIVE STORY MIXED-USE DEVELOPMENT WITH 30 APARTMENTS AND 2,200 SQUARE FEET OF RETAIL AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN BUILDING STEPBACK REQUIREMENT on 0.31 acres adjacent to the northeast corner of Gass Avenue and 3rd Street (APNs 139-34-410-112 & 139-34-410-113), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (4-3 vote) recommends DENIAL. Staff recommends APPROVAL

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

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**RECOMMENDATION:**

The Planning Commission (4-3 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

**BACKUP DOCUMENTATION:**

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Plans submitted 12-27-06
6. Backup referenced from the 12-07-06 Planning Commission Meeting Item 29

Motion made by GARY REESE to Approve Subject to Conditions amending Conditions 3 and 7 and deleting Condition 19

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/16/07, except as amended by conditions herein with no 3rd Street access.

7. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect: 1. a revised roof signage plan for the south elevation and; 2. additional architectural detail.

**CITY COUNCIL MEETING OF: January 17, 2007**

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON,  
OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None);  
(Did Not Vote-None); (Excused-None)

Minutes:

See Item 113 for related discussion.

